



GOLF ESTATES BEAUTIFICATION MSTU

ADVISORY COMMITTEE

8300 Radio Road

Naples, FL 34104

Minutes

April 17, 2025

I. Call to Order

The meeting was called to order at 2:01 P.M. Roll call was taken, and a quorum of four was established.

Mr. Schumacher reported the Board of County Commissioners (BCC) appointed Michael E. Mann to the Lely Golf Estates Beautification MSTU Advisory Committee for a term of four years.

II. Attendance

Committee Members: Kathleen Dammert, Vice Chair; Linda Jorgensen, Michael Mann, Lisa McGarity, Dimitra Arneson (Excused)

County Staff: Brian Wells, Director, PTNE Division; Dan Schumacher, Project Manager, PTNE Division; Rosio Garcia, Operations Analyst, PTNE Division

Contractors: Mike McGee, Landscape Architect, McGee & Associates; Armando Yzaguirre, A&M Property Maintenance; Wendy Warren, Premier Staffing

III. Approval of Agenda

Vice Chair Dammert moved to approve the Agenda of the Lely Golf Estates Beautification MSTU Advisory Committee as presented. Second by Ms. Jorgensen. Carried unanimously 4 - 0.

IV. Approval of Minutes – March 20, 2025

Vice Chair Dammert moved to approve the Lely Golf Estates Beautification MSTU Advisory Committee meeting minutes of March 20, 2025, as presented. Second by Ms. McGarity. Carried unanimously 4 - 0.

V. Chair's Report

Summary reports will be provided at future meetings.

VI. Contractor Reports

A. Landscape Architect's Report – McGee & Associates (M&A)

Mr. Schumacher summarized the April 3, 2025, observation report.

(The full report is included in the distributed Agenda meeting packet, which is accessible at the link shown at the end of these Minutes).

Maintenance Areas

1. St. Andrews Blvd.
2. Forest Hills Blvd. & Cart Crossing
3. Valley Stream Circle
4. Pebble Beach Blvd. & Cart Crossing
5. Thorncrest, Briarcliff, and Heather Grove Lanes (cul-de-sacs)
6. Baltusrol Drive & Cart Crossing
7. Doral Circle

MINUTES

8. Rattlesnake Hammock Rd.

Mr. McGee reported:

Recommend removal of dead Plumbago plants in medians noted in the report. Replace with Yellow African Iris, 3-gallon size, in accordance with quantities specified.

Plumbago plants were damaged during Hurricane Milton and/or affected by thrips.

St. Andrews Blvd. & US 41

- Reattach sign banding at base.
- Remove Paurotis palm stems too close to the sidewalk (marked with white tape).
- Recommend removal and replacement of two Alexander Palms damaged by lightning with 10- foot clear trunk Alexander palms.
- The third large Royal Palm within the shopping center plantings appears to have been struck by lightning. Recommend replacement with an 8-foot gray trunk palm.

St. Andrews Blvd.

- Median #3: Remove and/or spray herbicide on invasive Blue Goat weed.
- Median #5:
 - Removal of Foxtail Palm with Ganoderma disease is recommended. Replant with 'Helen Johnson' dwarf Bougainvillea.
 - Recommend 1 Queen's Crape Myrtle be planted in location of previously removed Foxtail Palm.
- Median #6: Remove Holly tree and replace with a Crape Myrtle.

Forest Hills Boulevard

- Median #12:
 - Recommend replacement of a missing tree and Ilex tree in decline with Queen Crape Myrtle's.
 - An auto accident damaged palm trees and shrubs. A replacement plant count will be provided after the area has been cleaned up.

Pebble Beach Boulevard Golf Cart Crossing

- Remove 1 Foxtail palm and replace with one clear trunk palm.

Baltusrol Signs

- Replace twenty-two missing or declining Bulbine plants (11 per side).

West ROW & Rattlesnake Hammock Road

- Recommend two dwarf white Tabebuia trees be planted at variegated ginger locations.

Comments – Mr. Schumacher

- A Purchase Order was issued to A & M Property Maintenance for plant replacements as specified in McGee & Associates Summary Report.

B. Landscape Maintenance Report – A & M Property Maintenance (A&M)

Mr. Yzaguirre reported:

- Routine maintenance is being performed as scheduled.
- With exception of the Holly tree on St. Andrews Blvd., median #6, proposals were submitted for all tree replacements, including Verawoods.
- Irrigation cycles for the entry monuments should be increased.
- The Purchase Order for fertilizer was received.

MINUTES

Comments – Mr. Schumacher

- Irrigation cycles were increased to 6 days per week for both monument areas.
- Palm and tree removal will be scheduled with Tree Scaping of Naples Inc.

VII. Project Manager's Report – Dan Schumacher

Mr. Schumacher reported:

A. Budget Report

(The full report is included in the distributed Agenda meeting packet, which is accessible at the link shown at the end of these Minutes).

Lely Golf Estates MSTU Fund 1620 Budget for April 17, 2025, prepared April 11, 2025.

- Purchase Orders
 1. A & M Property Maintenance (A&M)
 - Incidentals are for landscape refurbishment and miscellaneous.
 - Grounds Maintenance is for regularly scheduled tasks and irrigation repairs.
 2. Collier County PUD – Water
 3. FPL – Electricity
 4. Howard Fertilizer & Chemical Co.- Fertilizer
 5. McGee & Associates – Landscape Architecture
 6. Naples Electric Motor Works – Irrigation Pump Repairs
 7. Premier Staffing – Transcription Services
 8. Sight N Sound, dba Naples Christmas Lighting – Holiday Decorations
 9. Simmonds Electrical – Electrical Maintenance and LED Fixtures
 10. SiteOne Landscape Supply – Irrigation Parts & Pumps
 11. Southeast Spreading - Mulch
 12. Traffic Logix – Digital Solar Radar
 13. Tree Scaping of Naples – Tree Pruning and Removal
- Budget Summary
 1. Line 1, Revenues and Interest – Of the \$432,700 millage assessed, \$411,540 has been collected, leaving an outstanding balance of \$21,159.
 2. Line 2, Carry Forward – Unexpended Prior Year (2024) Funds \$394,545.
 3. All Revenues – Of the \$827,245 budgeted, \$422,540 has been collected leaving an available balance of \$415,705 (the sum of lines 1 and 2) minus Expenditures.
 4. Line 23, Operating Expense – Of the \$366,645 budgeted, \$107,862 is committed to existing Purchase Orders and \$129,644 is expended, leaving the remainder of \$129,138 available within budget for additional operating expenses as needed.
 5. Line 27, County Overhead – Of the \$80,000 budgeted, \$78,105 has been transferred, and a balance of \$1,894 remains for transfer (PTNE Staff & Overhead, Property Appraiser, & Tax Collector).
 6. Line 29, Capital Projects – A balance of \$230,600 remains for improvement projects.
 7. Line 31, Capital Reserves - \$150,000 is reserved for catastrophic events.
 8. Line 32, All Expenses – Of the \$827,245 budgeted, \$107,855 is committed in existing Purchase Orders, \$207,749 has been expended, leaving the remainder of \$511,633 available for MSTU expenditures.
 9. Line 33, FY-25 Budget Grand Total – budgeted Revenues (Line 3) and All Expenses (Line 32) are equal and cancel-out, \$107,862 remains committed to existing Purchase Orders, collected Revenues exceed Expenses by \$203,790 and \$95,927 are Unexpended.

MINUTES

- General
 1. MSTU Tax Rate: 2.00 Mills is for beautification improvements and maintenance within the taxing district.
 2. The Ad Valorem taxable value increased 5.42% for fiscal year 2025 over 2024 generating additional revenue of \$68,920.
 3. Tax millage collected and interest by the Lely Golf Estates Beautification MSTU may only be utilized by the MSTU and within the MSTU district boundary.

Mr. Schumacher noted:

- Uncommitted funds available within budget are eligible for transfer to other categories upon approval by the Committee.
- Tree Scaping of Naples Inc. has invoiced \$15,631 for tree and palm pruning.
- Tree Scaping of Naples Inc. Purchase Orders for tree and palm removal and pruning will be increased if work exceeds the budgeted amounts.
- Southeast Spreading has invoiced \$7,315. The quantity purchased covered 1 round of mulch. An additional truck load will be ordered to fill in sparse areas.
- A Purchase Order will be issued to Southeast Spreading Company for County brown mulch.
- The Doral Sign renovation project will be debited from the Capital Projects category.
- Funds not spent in 2025 (FY-25) will be carried forward into FY-26.
- The *Asset Management Plan* report to estimate useful life of MSTU assets and corresponding expenditure projections to fund maintenance will be updated during the 2026 planning process.

FY 2026 Millage

Options

1. Revenue Neutral: Adjust the current millage rate to maintain the FY-25 MSTU revenue level.
2. Millage Neutral: Maintain the current millage rate of 2.0000 mills, with the MSTU revenue level fluctuating each fiscal year, higher or lower, in tandem with Ad Valorem property values determined by the Property Appraiser.
3. Decrease the millage to a rate below the MSTU 2.000 maxim, upon a motion passed by the Advisory Committee.
4. The Fiscal Year 2026 budget is effective October 1, 2025.
 - ❖ 2.0000 mills equate to \$2.00 assessed per \$1,000 of Ad Valorem Taxable Value.

Committee Discussion

- MSTU millage is a small percentage of a property owner's total annual tax bill.
- Reducing the millage may limit the ability to keep up with inflation.
- The cost basis for new property owners in the community is much higher and a millage reduction impacts them favorably.
- Many identified capital expenditures will be made over several coming years, while additional revenues continue to accumulate.

Ms. McGarity motioned to maintain the current millage rate of 2.0000 mills per year for the Lely Golf Estates Beautification MSTU. Second by Mr. Mann. Carried unanimously 4 – 0.

B. Lighting Inspection Report

(The full report is included in the distributed Agenda meeting packet, which is accessible at the link shown at the end of these Minutes).

Mr. Schumacher reported:

April 10, 2025, Report

- St. Andrews Blvd: eight (8) single luminaire and entrance/exit sign lights are out.
- The US and State Flagpoles lights are also not functioning.
- Doral Circle: two (2) entry and exit sign light outages.
- All lamp poles are fitted with Lumec-brand LED replacements.

Flags

- New flags will be installed on flagpoles at the St. Andrews Blvd. community entrance.

C. Radar Speed Report

Mr. Schumacher reported:

Radar Speed Sign Report

Two (2) Traffic Logix SafePace 100 speed monitoring signs are functioning on Saint Andrews Boulevard, eastbound by the Lely Presbyterian Church (*Radar 1*) and westbound at Pine Valley Circle (*Radar 2*).

Daily vehicle report statistics from March 19, 2025, to April 16, 2025:

- Radar 1 (110 St Andrews Blvd) recorded 61,847 vehicles averaging 2,132 vehicles per day. The maximum speed was fifty-one to sixty (51 - 60) mph.
- Radar 2 (255 Saint Andrews Blvd) recorded 63,922 vehicles for an average of 2,204 per day. The maximum speed was fifty-six to sixty-five (56-65) mph.
- The data indicated most vehicles were traveling between twenty-one (21) and thirty-five (35) mph. The speed limit is twenty-five (25).

***Mr. Schumacher** will contact Traffic Logix to determine if a “time stamp” can be recorded on the Speed Sign Reports and report his findings to the Committee.*

Ms. McGarity reported:

- She and John Clifford participated in a meeting with Traffic Operations to discuss opportunities for “Speed Control” on St. Andrews and Forest Hills Boulevards.
- Traffic Logix speed data was supplied to support the Association’s request for installation of speed deterrent applications.
- A petition with St. Andrews Blvd. property owner signatures was submitted to Traffic Operations.
- Installation of one rubber speed bump for St. Andrews Blvd. was requested and incorporating it into the County’s Public Utilities Renewal Program (PUR) Lely project should be considered.

Meeting Update

Ms. McGarity reported a follow-up email was received from the Traffic Operations Division.

- Traffic Operations noted property owners in the immediate vicinity of the proposed speed bump(s) location(s) must agree to the installation.
- Based on traffic count volume, Forest Hills Blvd. does not qualify for speed calming.
- Relocation of the speed limit sign to the corner of Forest Hills and Augusta Boulevards should be considered.

Traffic Operations requested additional data from Traffic Logix. Mr. Schumacher suggested the Division should contact Traffic Logix for the desired data.

VIII. Ongoing Business

A. Traffic Signage – Transfer from Lely Civic Association to the MSTU

Mr. Schumacher reported:

- The transfer from the Lely Homeowners Association to the Lely MSTU to supply and install signs is complete.
- Sign and pole construction will specify the ability to withstand hurricane force winds.
- Guidance will be sought from the Procurement Division on structuring a bid package for a multi-year contract for signage construction and repairs.
- The sign project may be funded from the Capital Projects category.

B. Sign Lights

Sign Light Fixtures

Mr. Schumacher reported:

- A total of fourteen (14) LED light fixtures are required to replace existing corroded sign lights, five (5) for each of the two monuments at St. Andrews Blvd and two (2) for each side of the two-sided sign at Doral Circle.
- Standard four (4) foot fixtures with LED linear bars or bulbs are recommended.
- Graybar Electric Supply suggested the model selected may be obsolete.
- Consideration will be given to similar lamps installed by the Bayshore Community Redevelopment Area (CRA).
- The proposal will be presented to the Committee for consideration a future meeting.

C. Entryway Lighting Circuits

Mr. Schumacher reported:

- Simmonds Electrical will conduct a diagnostic assessment and evaluate the circuit breaker.
- The installation of a power surge protector for entryway lighting may be considered.
- An updated quote for repair will be solicited.
- Replacement bulbs will be ordered if necessary.
- A date for the assessment is pending the contractor's availability.

IX. New Business

A. Sign Maintenance Easement – Doral Circle

Mr. Schumacher distributed documents identifying a Lely sign maintenance easement on property owned by Nassif Golf Ventures LLC. He reported:

- Hibiscus Golf Course management contacted him regarding an “Entrance Monument Maintenance Easement” at the northeast corner of Doral Circle and Rattlesnake Hammock Road.
- Hibiscus GC may want Lely Golf Estates MSTU to release their rights to the easement.
- The County Attorney was contacted to ascertain the MSTU's right of use pertaining to the easement which was recorded on November 5, 1999.
- Pavers, benches, and landscape features (assets) were funded and installed around 2011.
- Presence of utilities within the designated easement must be confirmed.
- A monument sign installation, funded by the MSTU, is required to keep the easement active.

MINUTES

The Committee discussed the easement, and **Mr. Schumacher** will solicit additional information from Hibiscus GC and research options for Committee consideration.

B. Election of Officers

The item will be discussed at the April meeting.

X. Committee Member Comments

- The Traffic Operations Division informed Ms. McGarity that the County intends to modify the medians on Rattlesnake Hammock Road at the intersection of Augusta Boulevard.
- The downed traffic control sign at Forest Hills and St. Andrews Boulevards was reinstalled.

XI. Public Comments

None

XII. Adjournment

There being no further business to come before the Committee, the meeting was adjourned at 3:33 P.M.

LELY GOLF ESTATES BEAUTIFICATION MSTU ADVISORY COMMITTEE



Chair

These Minutes were approved by the Committee on May 15, 2025 as presented ☒ or as amended ☐.

[Lely Golf Estates Beautification MSTU/CollierPTNE](#)

NEXT MEETING:

MAY 15, 2025 – 2:00 PM
SOUTH REGIONAL LIBRARY
8065 LELY CULTURAL PARKWAY
NAPLES, FL 34113
239.252.7542